

005.A

0001

0070.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

593,700 / 593,700

USE VALUE:

593,700 / 593,700

ASSESSED:

593,700 / 593,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70-72		LAKE ST, ARLINGTON

OWNERSHIP

Unit #: 70

Owner 1: RAULERSON JOSHUA

Owner 2: SHACKLOCK ELLEN

Owner 3:

Street 1: 70 LAKE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: VOLKERT ANDREW & -

Owner 2: WOO LAUREN -

Street 1: 70 LAKE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7827									G8	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
102		0.000	590,400	3,300		593,700	593,700			281170
								GIS Ref		
								GIS Ref		
								Insp Date		
								06/07/18		
								!15344!		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	590,400	3300	.	593,700	593,700	Year end	12/23/2021	
2021	102	FV	573,100	3300	.	576,400	576,400	Year End Roll	12/10/2020	
2020	102	FV	564,400	3300	.	567,700	567,700	Year End Roll	12/18/2019	
2019	102	FV	554,700	3300	.	558,000	558,000	Year End Roll	1/3/2019	
2018	102	FV	490,000	3300	.	493,300	493,300	Year End Roll	12/20/2017	
2017	102	FV	446,200	3300	.	449,500	449,500	Year End Roll	1/3/2017	
2016	102	FV	338,800	3300	.	342,100	342,100	Year End	1/4/2016	
2015	102	FV	312,700	3300	.	316,000	316,000	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
VOLKERT ANDREW	76210-174	2	11/19/2020		645,000	No	No			15344
LOH DAVID & HOR	65412-59		5/22/2015		502,000	No	No			
DIAMOND RONALD	46988-514		2/17/2006		330,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/15/2019	1641	Add Bath	7,250	C					1/12/2021	SQ Mailed	MM	Mary M
									6/7/2018	Measured	DGM	D Mann
									3/2/2016	Sales Review	PT	Paul T
									3/19/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: RED				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct: G8		Fact: .		Floor: 2 - 2nd Floor				Totals	RMs: 6	BRs: 3	Baths: 1	HB							
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	6	3	1							
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:											
Sec Int Wall:		%		Special:		%		Baths:											
Partition: T - Typical				Override:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:											
Sec Floors:		%		CALC SUMMARY				Heating:											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:											
Subfloor:				Size Adj.: 1.35000002				Totals	1	6	3								
Bsmnt Gar:				Const Adj.: 0.98990101															
Electric: 3 - Typical				Adj \$ / SQ: 407.592															
Insulation: 2 - Typical				Other Features: 60948															
Int vs Ext: S				Grade Factor: 1.00															
Heat Fuel: 2 - Gas				NBHD Inf: 1.25000000															
Heat Type: 1 - Forced H/Air				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100		% AC: 100		Adj Total: 725275															
Solar HW: NO	Central Vac: NO			Depreciation: 134901															
% Com Wal		% Sprinkled		Depreciated Total: 590374															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:			Year:												
PARCEL ID 005.A-0001-0070.2																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X10	A	AV	1924	27.50	T	40	102			3,300		3,300		
More: N				Total Yard Items:	3,300	Total Special Features:								Total:	3,300				
AssessPro Patriot Properties, Inc																			
																			